

Grantee: Miami Gardens City, FL

Grant: B-08-MN-12-0017

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-MN-12-0017

Obligation Date:**Grantee Name:**

Miami Gardens City, FL

Award Date:**Grant Amount:**

\$6,866,119.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The Title III of the Housing and Economic Recovery Act of 2008 states NSP funds shall be used with respect to individuals and families whose income does not exceed 120% AMI. The notice also indicates that grantees should give priority emphasis to areas of greatest need, including those: 1) with the greatest percentage of homes in foreclosures; 2) with the highest percentage of homes financed by subprime mortgage related loans; and 3) identified by the City as likely to face a significant rise in the rate of home foreclosures. The City of Miami Gardens had over 3,654 foreclosures during an 18-month period ending June 2008 according to data provided by HUD (www.huduser.org/publications/commdevl/nsp.html). The foreclosure rate for the City during this period was 12.4%.

The green shaded area on the map[1] below shows the overall effect of foreclosures in the City.

City of Miami Gardens

Foreclosed Properties Repossessed by Lender

>Nov 2007 to July 2008

In researching and analyzing foreclosures in Miami Gardens, City staff found that areas of greatest need are consistent with low and moderate areas identified in the City's consolidated plan. In the context of this substantial amendment, specific emphasis of highest priority will be directed to areas with the greatest percentage of home foreclosures, areas with the highest percentage of homes financed by a subprime mortgage related loan, and areas that have been identified as likely to face a significant rise in the rate of foreclosures.

Additional data from HUD(**) on the chart below indicates that census tracts in Miami Gardens that have been identified as areas of greatest need include the following:

Census Tracts * Estimated Number of Foreclosures * Estimated Number of Mortgages * Estimated. Foreclosure Rate * Est Hi/Cost (sub-prime) Loan Rates

009902 540 4,333 12.5% 58.6%

009802 429 4,552 9.4% 42.1%

010002 426 3,394 12.6% 59.0%

009502 340 2,803 12.1% 56.9%

000502 299 2,467 12.1% 54.1%

010009 287 2,437 11.8% 54.9%

010006 286 2,401 11.9% 55.5%

009400 263 1,942 13.5% 64.5%

010001 240 1,852 13.0% 61.3%

000401 234 1,983 11.8% 55.1%

010010 228 1,654 13.8% 65.7%

000403 212 1,540 13.8% 65.6%

009901 183 1,583 11.6% 53.8%

000501 181 1,396 13.0% 61.3%

009903 176 1,498 11.7% 54.8%

009501 132 1,042 12.7% 59.9%

000402 121 909 13.3% 63.4%

009600 119 1,080 11.0% 50.9%

009904 105 747 14.1% 67.1%

The HUD data shows that the highest estimated number of foreclosures (540) was found to be in tract 009902, with an estimated foreclosure rate of 12.5%. However, the census tract with the highest foreclosure rate (14.1%) was tract 009904. This census tract was also found to have the highest rate (67.1%) of estimated high cost or subprime loans. The data shows that this census tract is at a higher risk of foreclosures in the future. Currently, the estimated foreclosures for this area are 105, compared to other census tracts, such as indicated above in tract

009902. In analyzing the data, census tract 009802 had an estimated 429 foreclosures, yet the rate of high cost or sub-prime loans in the same tract is 42.1%. This shows that there are extreme variables as it relates to areas in Miami Gardens that are affected by the housing crisis. The NSP grant funds will be distributed to the areas of greatest need shown on the chart above. Given the City's proposed activities (acquisition of properties that are abandoned for purposes of resale), priority will be placed on census tracts in with the highest number of foreclosures.

Another area of focus in the City's plan is the demolition of abandoned properties that are considered blighted. These properties have amassed a large number of code violations and do not have current homestead exemption status. These residential addresses have been vacant for at least a 90-day period. They also are within the areas of greatest need in the City. The City's priority for accomplishing this activity will be to target abandoned properties that reside within census tracts that have the highest rate of foreclosure.

Distribution and and Uses of Funds:

The City of Miami Gardens proposes to utilize the NSP Funds allocated to it by carrying out the activities represented in the following chart. Activity details are provided below.

Activity	Amount
Purchase and rehab of foreclosed properties for rental to HH earning up to 50% of AMI	\$1,716,529.70
Demolition of abandoned housing units	\$130,000.00
Purchase of foreclosed properties for resale	\$2,715,000.00
Rehab of units for resale	\$1,596,521.98
Subsidy assistance for buyers of purchased properties	\$21,455.42
Program Administration	\$686,611.90
Total NSP Funds Allocated	\$6,866,119.02

1. 25% of Funds to be provided to households earning less than 50% of A.M.I. (\$1,716,529.70): In a January 2008 presentation to Governor Crist, by the Department of Children & Families' Committee on Health Families, it was reported that as of December 21, 2007 there were 3,941 youth, ages 18 to 23 that would be potentially eligible for the Road to Independence program that provides assistance to youths that are transitioning out of the Foster Care program. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state's Foster Care Program. This target population has been identified as meeting the NSP eligibility criteria of 51% or below AMI. The proposed activity, using NSP funds, will include the purchase of single family homes that have been foreclosed upon and abandoned. The methodology used to identify the areas where this activity is proposed will be within the NSP guidelines as having the greatest percentage of homes foreclosures, the highest percentage of home financed by a subprime mortgage related loan, and identified as likely to face a significant rise in the rate of home foreclosures. These homes will then be rehabilitated and used as rental units for the target population. The City anticipates utilizing an experienced developer to carry out this activity on the City's behalf. The developer will be selected through a formal solicitation process and will hold title to the properties purchased. The properties will contain a restrictive covenant to ensure that their use is in accordance with the sub-recipient agreement that will be executed with the selected developer.

2. As part of the NSP, the City proposes demolition of abandoned and boarded up housing units (\$130,000). We believe demolition of these units will serve to eliminate eyesores to the neighborhoods and should serve to stimulate new home purchases. Through the City's Code Enforcement Department, approximately 30 single family units have been identified as blighted structures that are in violation of Florida Building Codes. These units (none of which are homesteaded properties) have gone thru the Special Masters process and deemed eligible for demolition. They also have amassed a large number of code enforcement liens that in many instances exceed the property value. The emphasis for the demolition of units will be to target those that exist within the areas of greatest need.

3. Purchase of foreclosed properties (\$2,500,000): The City proposes to purchase a number of single family housing units in the target neighborhoods identified previously. The criteria for purchasing these units will include (but not be limited to) purchase price below appraised value, location of housing unit, condition of the housing unit, size/amenity desirable to interested buyers. The City anticipates carrying out this activity in one of two ways. 1) City will utilize the services of licensed realtors to negotiate with lenders holding mortgages on these properties and will execute the purchase transaction directly. 2) City will execute a sub-recipient agreement with a developer (for profit or not for profit) to act on the City's behalf to purchase properties that meet the above established criteria.

4. Rehabilitation of purchased properties (\$1,457,977.42): It is the objective of the NSP that these funds be utilized with the primary intent to bring stabilization to the distressed housing market. To that end, the City anticipates purchasing several housing units that will be ultimately sold to eligible buyers. However, based on market data, it is an expected condition that properties that have been foreclosed and abandoned are in need of rehabilitation to either meet minimum building code (or housing quality standards- HQS), or to make them aesthetically desirable to the potential buyers. Therefore, this activity proposes utilizing the allocated funds to carry out the rehab activities. Depending on the most expedient manner, the City may choose to administer the individual rehabilitation projects directly or utilize a developer to perform the rehabilitation work on properties that have been purchased. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

5. Subsidy assistance for buyers (\$375,000): An essential component of homebuyer programs is subsidy. This is especially critical when targeting household incomes that cannot exceed 120% of A.M.I. The City anticipates making the allocated amount available to eligible buyers that need the subsidy in order to make the purchase transaction feasible. The amount of per unit subsidy will not exceed \$55,000, which is well below the levels allowed under HOME regulations, as per Section 206A. The City proposes that its subsidy assistance be in the form of a 15 year forgivable mortgage loan with a recapture provision. Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

6. Program administration (\$686,611.90): In accordance with HUD's notice governing the use of NSP Funds, grantees may use up to 10% of its allocation for general program administration costs. This activity will include things like advertising, homebuyer counseling, and program staffing.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law.

Response:

Blighted structure: A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

For the purposes of the NSP, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340, which outlines the following conditions:

1. Building deterioration
2. Site deterioration or site deficiencies
3. Unsanitary and unsafe conditions and incompatible uses
4. Six or more ownership parcels per block
5. Buildings greater than 40 years of age
6. Presence of closed/vacant buildings
7. Presence of vacant lots
8. Buildings in violation of property maintenance code violations
9. Presence of buildings scheduled for demolition

A blighted structure will meet one or more of the aforementioned criteria.

Abandoned: A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

(2) Definition of "affordable rents." Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

Response:

The City will apply the maximum rent levels as published by the HUD annually and will ensure that any housing provided through this initiative is affordable.

Affordable in this category is defined as monthly rents or mortgage payments including taxes and insurance that do not exceed 30 percent (30%) of the maximum monthly income allowed for the applicant's income category as indicated in Sections 420.9071 (19), (20) and (28), F.S. However, the City will not limit an individual household's ability to devote more than 30% of its income for housing, if the first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

As it relates to homeownership, a subsidy program will be developed to provide up to \$55,000 in subsidy, depending on the affordability needs of the buyers. Terms of this subsidy program will include, but are not limited to a 15-year secured mortgage. These mortgages will carry zero (0) interest, no repayment would be required unless the property is sold, rented or transferred prior to the completion of the affordability period. To ensure affordability, the buyer will be required to execute a Promissory Note, which will be secured by a recorded Mortgage and Security Agreement, for the amount of assistance being provided. The terms stipulated on the documents require that the buyer continue to own and occupy the property throughout the affordability period of 15 years. Throughout the affordability period, staff will conduct periodic monitorings to ensure owner occupancy. If the buyer ceases to own and occupy the property, the full outstanding amount of assistance provided will be immediately due and payable. An exception will be made in the case of death, whereby the heirs can assume the debt provided that they are certified as income eligible and the property becomes their primary residence.

In relation to rental housing, the City will ensure that rents do not exceed the rental limits adjusted for bedroom size as defined by the Florida Housing Finance Corporation. This will be done thru the required sub-recipient agreements with the entity (ies) that will carry out the proposed housing units that will be rented to individuals earning less than 50% of A.M.I.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the Housing and Economic Recovery Act of 2008.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

Housing rehabilitation standards for NSP activities will be consistent with the City's existing Housing Policy which includes an inspection of the property by a licensed inspector for Housing Quality Standards (HQS) and compliance with current building codes. Rehabilitation will be performed by licensed contractors that have been certified and approved by the City to work on HUD funded projects.

Low Income Targeting:

The City of Miami Gardens will allocate \$1,716,529.70 (25% of the total funds) for the purchase and rehabilitation of ten (10) to fifteen (15) foreclosed upon properties for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use. The City proposes an activity that will be targeted at providing permanent housing for individuals that are aging out of the state's Foster Care Program.

Acquisition and Relocation:

The City has identified approximately (30) properties that are currently abandoned and/or boarded-up with extensive code liens that will be included in the NSP program. \$130,000 will be allocated for the demolition of these properties. Other considerations for demolition activities include structures that are deemed blighted as well as non-Homestead properties.

The City intends to purchase and rehabilitate twenty (20) to twenty-five (25) single-family units for resale to eligible buyer with income of no more than 120% of area median income. The resale of these will be sold to owner/occupants only. The City also proposes to provide a subsidy program that would provide a maximum of \$55,000, depending on the affordability needs of the buyer. Other terms of the subsidy program include, but are not limited to a 15-year secured mortgage. No repayment would be required unless property is sold, rented or transferred prior to completion of affordability period, zero (0) interest, no monthly repayment. Eligible buyers would also be required to attend an 8-hour Homebuyer Course.

Ten (10) to fifteen (15) foreclosed upon properties will be converted for the purpose of providing rental homes for households and individuals earning less than 50% of area median income. The target population for this activity will be individuals that are aging out of the state's Foster Care Program with the purpose of providing permanent housing. The City intends to convey the properties to an eligible developer with a restrictive covenant placed on the land to ensure the desired use.

Any program income generated by the sale, rental, redevelopment, rehabilitation, or any other eligible use that is in excess of the cost to acquire and redevelop (including reasonable development fees) shall be used in accordance with the provisions of Section 2301 of the

Public Comment:

No written comments were received during the 15-day comment period. The proposed uses of funds were advertised on the City's website as well as in the newspaper of population circulation. Additionally, the Department of Community Development hosted a City Council workshop/public hearing on October 30, 2008, at which time public comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,866,119.00
Total CDBG Program Funds Budgeted	N/A	\$6,866,119.00
Program Funds Drawdown	\$497,262.69	\$4,605,015.37
Obligated CDBG DR Funds	\$0.00	\$6,866,119.00
Expended CDBG DR Funds	\$3,054,780.27	\$7,823,413.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$238,338.32	\$906,826.17
Program Income Drawdown	\$0.00	\$202,604.10

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,029,917.85	\$0.00
Limit on Admin/Planning	\$686,611.90	\$235,826.05
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,716,529.75	\$1,716,529.70

Overall Progress Narrative:

During this past quarter, the City acquired a total of 9 foreclosed and abandoned properties and completed the rehabilitation on 7 properties. We closed on the sale of 3 properties to LMMI households and currently have another 7 properties under contract. To date, the sale of these homes have resulted in the City receiving \$906,826.17 in Program Income that will be utilized to continue rehabilitating the acquired properties and purchasing more eligible homes.

During the next quarter, we expect the rehabilitation of 12 homes to be completed and another 6 rehabilitation projects will be put out for bid. As it relates to the resale of these homes, the City will begin marketing the homes on

the City's webpage. Until now, these homes were only made available to those who registered for the Miami Gardens Homebuyer's Pool which is now closed. In December, the City issued a Request for Qualifications seeking eligible agencies or organizations to receive properties from the City and manage them as a rental program limited to households earning 50% of less of AMI. The received 5 proposals which are under review. We expect to finalize this process during this coming quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP01-#1, Rehabilitation and Reconstruction of multifamily project	\$144,523.37	\$1,716,529.70	\$806,005.30
NSP01-#2, Demolition	\$44,578.00	\$130,000.00	\$75,589.00
NSP01-#3, Property Acquisition, Rehabilitation, and Financial	\$300,167.73	\$4,332,977.40	\$3,507,855.43
NSP01-#4, Program Administration	\$7,993.59	\$686,611.90	\$215,565.64
NSP01-#7, Re-development of vacant land	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	#1
Activity Title:	permanent housing for households earning <50% AMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#1

Projected Start Date:

03/04/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation and Reconstruction of multifamily project

Projected End Date:

09/30/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens and sub-grantee

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,716,529.70
Total CDBG Program Funds Budgeted	N/A	\$1,716,529.70
Program Funds Drawdown	\$144,523.37	\$806,005.30
Obligated CDBG DR Funds	\$0.00	\$1,716,529.70
Expended CDBG DR Funds	\$211,349.35	\$1,183,441.10
City of Miami Gardens and sub-grantee	\$211,349.35	\$1,183,441.10
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$139,959.16
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will include the purchase and rehabilitation of program eligible properties for further sale or conveyance. The City has several eligible homebuyers that meet this set-aside income requirement. As the homes purchased under this activity become ready, these buyers will be given an opportunity to purchase these homes. The homes that are not purchased will be conveyed to an eligible non-profit organization to be managed as a rental property for income eligible tenants. The agencies will be selected by way of Request For Qualifications Process (RFQ) and will be approved by City Council. We expect to convey approximately ten properties to eligible first time homebuyers.

Location Description:

Various Single Family Homes within the following Census Tracts:

0099.02, 0098.02, 0100.02, 0095.02, 0005.02, 0100.09, 0100.06, 0094.00, 0100.01, 0004.01, 0100.10, 0004.03, 0099.01, 0005.01, 0099.03, 0095.01, 0004.02, 0096.00, 0099.04.

Activity Progress Narrative:

To date, the City has sold two (2) properties to households earning 50% or less of AMI. During this quarter, the City purchased 6 additional properties for a total of 23 properties reserved for households at this income level. Of the remaining 21 properties, there are 12 properties being rehabilitated and are expected to be completed within the next 60 days. The remaining properties are in line for rehabilitation.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	4/15

#Additional Attic/Roof Insulation	2	2/15
#Efficient AC added/replaced	2	2/15
#Replaced thermostats	2	2/15
#Replaced hot water heaters	2	2/15
#Light Fixtures (indoors) replaced	12	12/45
#Light fixtures (outdoors) replaced	4	4/15
#Refrigerators replaced	2	2/15
#Low flow toilets	3	3/15
#Low flow showerheads	3	3/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/15
# of Singlefamily Units	2	2/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	-6	2/15	0/0	2/15	100.00
# Owner Households	2	0	2	2/5	0/0	2/5	100.00
# Renter Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

Address	City	State	Zip
2420 NW 155 Street	Miami Gardens	NA	33054
16000 NW 21 Avenue	Miami Gardens	NA	33054
3840 NW 208 Street	Miami Gardens	NA	33169

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	#2
Activity Title:	Demolition of blighted and abandoned housing units

Activity Category:

Clearance and Demolition

Project Number:

NSP01-#2

Projected Start Date:

03/04/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

09/30/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$130,000.00
Total CDBG Program Funds Budgeted	N/A	\$130,000.00
Program Funds Drawdown	\$44,578.00	\$75,589.00
Obligated CDBG DR Funds	\$0.00	\$130,000.00
Expended CDBG DR Funds	(\$12,020.00)	\$88,858.00
City of Miami Gardens	\$0.00	\$100,878.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity involves the demolition of abandoned and blighted single family properties. Once demolished, the City will look to redevelop said vacant lots into new residential housing units to be occupied by income eligible first-time homebuyers.

Location Description:

City Wide in designated census tracts

Activity Progress Narrative:

Thru 12/31/2010, the City of Miami Gardens had demolished a total of nine properties. An adjustment of \$12,020.00 is being made to the total expenditure amount to correct a previous entry made in error. Since 12/31/2010, the City has demolished an additional two properties and has commenced an Administrative Foreclosure process on three of the nine properties. Once the process is completed and City is issued clean title, redevelopment planning will commence.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/6	0/11	0

Activity Locations

Address	City	State	Zip
19215 NW 11 Court	Miami Gardens	NA	33169
4410 NW 203 Terrace	Miami Gardens	NA	33055

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	#3
Activity Title:	Acquisition

Activity Category:

Acquisition - general

Project Number:

NSP01-#3

Projected Start Date:

03/04/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,715,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,715,000.00
Program Funds Drawdown	\$127,386.40	\$2,471,575.06
Obligated CDBG DR Funds	\$0.00	\$2,715,000.00
Expended CDBG DR Funds	\$2,622,870.00	\$4,985,115.26
City of Miami Gardens	\$2,622,870.00	\$4,985,115.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$528,528.69
Program Income Drawdown	\$0.00	\$180,746.28

Activity Description:

Acquisition of abandoned and foreclosed single family housing units. The budgeted amount for acquisition is being increased by \$500,000.

Location Description:

city Wide in designated priority census tracts

Activity Progress Narrative:

Thru 12/31/2010, the City of Miami Gardens had purchased a total of 34 properties for this activity which targets LMMI buyers. Of these properties, the City has sold a total of 9 properties, 7 buyers were of moderate income and 2 buyers were above moderate income as defined by HUD for the Miami Metropolitan Area.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/39

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	8	-9	0/0	9/18	9/39	100.00
# Owner Households	0	9	9	0/0	9/18	9/39	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	#4
Activity Title:	Housing Rehabilitation-Single Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP01-#3

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

12/31/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,596,521.98
Total CDBG Program Funds Budgeted	N/A	\$1,596,521.98
Program Funds Drawdown	\$172,781.33	\$1,014,824.95
Obligated CDBG DR Funds	\$0.00	\$1,596,521.98
Expended CDBG DR Funds	\$216,824.42	\$1,173,754.18
City of Miami Gardens	\$216,824.42	\$1,173,754.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$238,338.32	\$238,338.32
Program Income Drawdown	\$0.00	\$1,597.41

Activity Description:

This activity will involve the rehabilitation of residential properties acquired by the City.

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

To date that City has purchased a total of 36 properties for this activity. The rehabilitation of 17 homes has been completed and there are 6 homes where rehabilitation is underway. The rehabilitation of these homes includes, but is not limited to installation of low flow toilets, insulation, replacement of obsolete appliances, exchanges of A/C systems and energy efficient windows. These rehabilitation projects have been awarded through a competitive bidding process whereby 15 different general contractors have been awarded to rehabilitate the 23 projects.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	15/25

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	9	3	0/0	9/18	9/25	100.00

Activity Locations

Address	City	State	Zip
1301 NW 190 Street	Miami Gardens	NA	33169
3391 NW 211 Street	Miami Gardens	NA	33056
4410 NW 203 Terrace	Miami Gardens	NA	33055
18801 NW 43 Avenue	Miami Gardens	NA	33055
17951 NW 6 Place	Miami Gardens	NA	33169
18811 NW 43 Avenue	Miami Gardens	NA	33055
19215 NW 11 Court	Miami Gardens	NA	33169
4361 NW 191 Terrace	Miami Gardens	NA	33055
4191 NW 199 Street	Miami Gardens	NA	33055

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	#5
Activity Title:	Homeownership Assistance (Financial Mechanisms)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP01-#3

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Property Acquisition, Rehabilitation, and Financial

Projected End Date:

09/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$21,455.42
Total CDBG Program Funds Budgeted	N/A	\$21,455.42
Program Funds Drawdown	\$0.00	\$21,455.42
Obligated CDBG DR Funds	\$0.00	\$21,455.42
Expended CDBG DR Funds	\$15,756.50	\$21,455.42
City of Miami Gardens	\$15,756.50	\$21,455.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity involves the provision of homeownership assistance (subsidy) to facilitate homeownership for income eligible first time homebuyers. It has been determined that the true amount of down payment assistance needed will not exceed the new budgeted amount.

Location Description:

City Wide in priority census tracts

Activity Progress Narrative:

The expended total entry is being entered to adjust this activity as the budget has been fully expended and drawn down. This activity is not being used.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Total Households	0	9	-16	0/0	9/18	9/39	100.00
# Owner Households	0	9	-16	0/0	9/18	9/39	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	#6
Activity Title:	Program Administration

Activity Category:

Administration

Project Number:

NSP01-#4

Projected Start Date:

03/04/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Program Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Miami Gardens

Overall
Oct 1 thru Dec 31, 2010
To Date

Total Projected Budget from All Sources	N/A	\$686,611.90
Total CDBG Program Funds Budgeted	N/A	\$686,611.90
Program Funds Drawdown	\$7,993.59	\$215,565.64
Obligated CDBG DR Funds	\$0.00	\$686,611.90
Expended CDBG DR Funds	\$0.00	\$370,789.22
City of Miami Gardens	\$0.00	\$370,789.22
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$20,260.41

Activity Description:

Administration of entire NSP (round 1).

Location Description:

city Wide

Activity Progress Narrative:
Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
